115.0	0002	0036.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	649,900 /	649,900
					USE VALUE:	649,900 /	649,900
					ASSESSED:	649,900 /	649,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
187		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONNOLLY KATHARINE M	
Owner 2:		
Owner 3:		
Street 1:	187 FOREST STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	MARTIN STEPHEN E/ETAL -
Owner 2:	MARTIN JANE E -
Street 1:	187 FOREST STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Asbestos Exterior and 1221 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4950.000	251,900		398,000	649,900
Total Card	0.114	251,900		398,000	649,900
Total Parcel	0.114	251,900		398,000	649,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 532.27 | /Parcel: 532.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 73930
GIS Ref:
GIS Ref:
Insp Date: 08/29/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 115.0-0002-0036.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	252,300	0	4,950.	398,000	650,300	650,300	Year End Roll	12/18/2019
2019	101	FV	209,300	0	4,950.	403,600	612,900	612,900	Year End Roll	1/3/2019
2018	101	FV	209,300	0	4,950.	301,300	510,600	510,600	Year End Roll	12/20/2017
2017	101	FV	190,100	0	4,950.	272,900	463,000	463,000	Year End Roll	1/3/2017
2016	101	FV	190,100	0	4,950.	261,500	451,600	451,600	Year End	1/4/2016
2015	101	FV	179,400	0	4,950.	221,700	401,100	401,100	Year End Roll	12/11/2014
2014	101	FV	179,400	0	4,950.	210,300	389,700	389,700	Year End Roll	12/16/2013
2013	101	FV	179,400	0	4,950.	200,100	379,500	379,500		12/13/2012

!8952!

PRINT

Date	Time
12/10/20	23:28:54

LAST REV

Date	Time
09/06/17	15:20:17

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8952

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARTIN STEPHEN	42133-399		2/27/2004		366,125	No	No		
SARGENT BENJAMI	24491-243		4/28/1994		158,000	No	No		Y

USER DEFINED

Prior Id # 1:	73930
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/23/2017	186	Add Bath	78,730	O				
12/22/2016	1559	Siding	31,565	C				
8/25/2015	1216	Re-Roof	7,500		8/25/2015			Strip and reroof.
3/10/1993	60	Manual	4,000					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/2017	Measured	DGM	D Mann
8/29/2017	Permit Visit	DGM	D Mann
8/29/2017	Left Notice	DGM	D Mann
11/4/2015	Permit Insp	PC	PHIL C
3/31/2009	Measured	372	PATRIOT
5/16/2004	MLS	MM	Mary M
2/8/2000	Meas/Inspect	264	PATRIOT
9/4/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4950		Sq. Ft.	Site		0	70.	1.15	5									397,952						398,000	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 397,952 | Spl Credit | Total: 398,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	19 - Texture 111	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PINK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.95140481
Adj $ / SQ:	166.972
Other Features:	72000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	309502
Depreciation:	57567
Depreciated Total:	251935

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

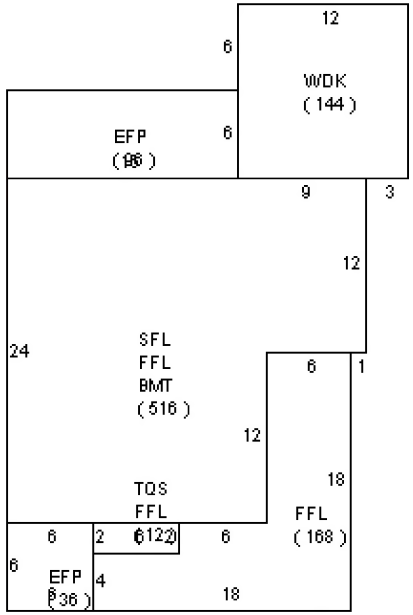
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	166.97
Special Features:	0	Val/Su Net:	125.14
Final Total:	251900	Val/Su SzAd	206.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	696	166.970	116,212
BMT	Basement	516	50.090	25,847
SFL	Second Floor	516	166.970	86,157
WDK	Deck	144	12.320	1,773
EFP	Enclos Porch	132	45.520	6,009
TQS	3/4 Story	9	166.970	1,503

Net Sketched Area:	2,013			Total:	237,501
Size Ad	1221	Gross Are	2016	FinArea	1221

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

115.0-0002-0036.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc